028.0	0002	0003.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	892,800 / 892,800
					USE VALUE:	892,800 / 892,800
					ASSESSED:	892,800 / 892,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
40	-42	OXFORD ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SIMAS CHARLES J
Owner 2:	
Owner 3:	
Street 1:	42 OXFORD ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .114 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1915, having primarily Asbestos Exterior and 2308 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 11 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	4950.000	432,900	5,100	454,800	892,800
Total Card	0.114	432,900	5,100	454,800	892,800
Total Parcel	0.114	432,900	5,100	454,800	892,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 386.83 | /Parcel: 386.83

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 19278

GIS Ref

GIS Ref

Insp Date 12/11/17

!2335!

PREVIOUS ASSESSMENT

Parcel ID 028.0-0002-0003.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	432,900	5100	4,950.	454,800	892,800		Year end	12/23/2021
2021	104	FV	413,300	5100	4,950.	454,800	873,200		Year End Roll	12/10/2020
2020	104	FV	414,100	5100	4,950.	454,800	874,000	874,000	Year End Roll	12/18/2019
2019	104	FV	322,000	5100	4,950.	483,200	810,300	810,300	Year End Roll	1/3/2019
2018	104	FV	322,000	5100	4,950.	352,500	679,600	679,600	Year End Roll	12/20/2017
2017	104	FV	302,100	5100	4,950.	307,000	614,200	614,200	Year End Roll	1/3/2017
2016	104	FV	302,100	5100	4,950.	261,500	568,700	568,700	Year End	1/4/2016
2015	104	FV	269,500	5100	4,950.	255,800	530,400	530,400	Year End Roll	12/11/2014

PRINT

Date	Time
12/29/21	21:21:41

LAST REV

Date	Time
12/12/17	07:51:24
ekelly	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 2335

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	10996-227		12/1/1965		26,500	No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/18/2006	779	Manual	2,500					repair porch

ACTIVITY INFORMATION

Date	Result	By	Name
12/11/2017	Meas/Inspect	345	PATRIOT
10/14/2017	Info At Door	KB	Kevin B
1/21/2009	Meas/Inspect	345	PATRIOT
3/13/2000	Mailer Sent		
3/13/2000	Inspected	264	PATRIOT
2/16/2000	Measured	270	PATRIOT
8/18/1993		AJS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	19278
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4950		Sq. Ft.	Site		0	80.	1.15	1									454,802						454,800	

Total AC/HA:	0.11364	Total SF/SM:	4950	Parcel LUC:	104	Two Family	Prime NB Desc	ARLINGTON	Total:	454,802	Spl Credit		Total:	454,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	5 - Asbestos		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1915	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	20	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	180.00
Size Adj.:	1.10493934
Const Adj.:	0.92915833
Adj $ / SQ:	184.799
Other Features:	101500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	627427
Depreciation:	194503
Depreciated Total:	432925

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	11	BRs:	4	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

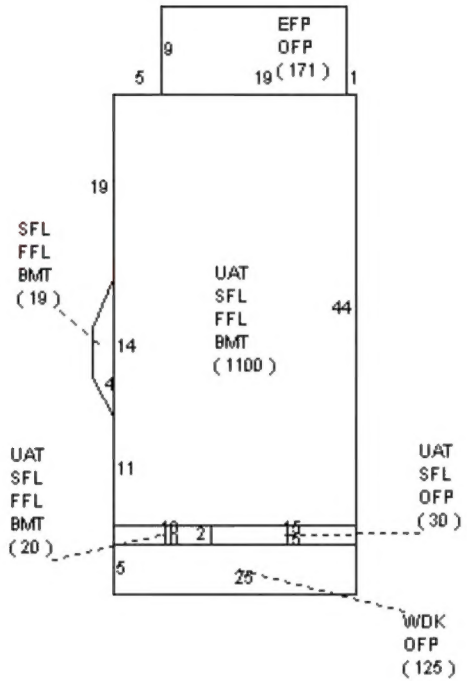
No Unit	RMS	BRS	FL
1	5	2	1
1	6	2	1
Totals			
2	11	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	184.80
Special Features:	0	Val/Su Net:	99.36
Final Total:	432900	Val/Su SzAd	187.56

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,169	184.800	216,031
BMT	Basement	1,139	55.440	63,146
FFL	First Floor	1,139	184.800	210,487
OFP	Open Porch	326	20.030	6,531
UAT	Upper Attic	288	73.920	21,252
EFP	Enclos Porch	171	40.090	6,855
WDK	Deck	125	13.010	1,626
	Net Sketched Area:	4,357	Total:	525,928
Size Ad	2308	Gross Area	5219	FinArea 2308

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

PARCEL ID

028.0-0002-0003.0

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	20X20	A	AV	1915	21.25	T	40	104			5,100			5,100

More:	N	Total Yard Items:	5,100	Total Special Featues:		Total:	5,100